



Interim Leasing of District Lands for Agricultural Use

WRAC Recreational Issues
Workshop
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Interim Lands Leasing

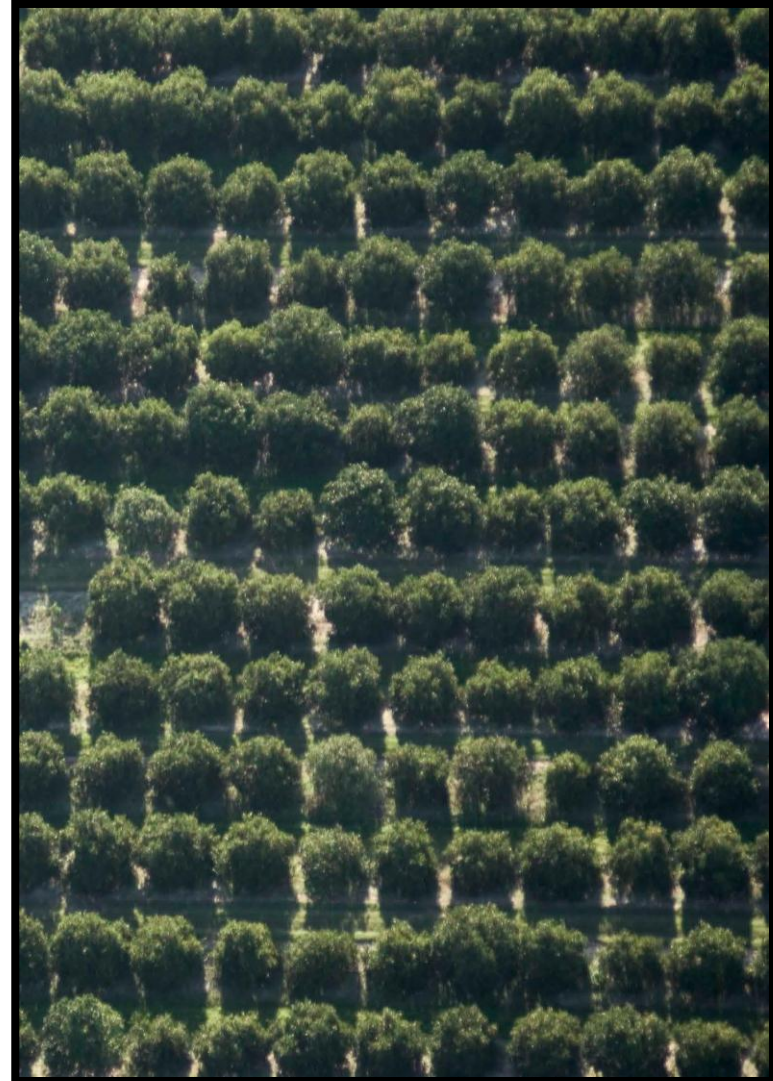
- **The South Florida Water Management District's leasing program assists the agency in managing lands acquired for water management purposes or for ecosystem restoration projects prior to project implementation. There are benefits to temporarily leasing these “interim lands” such as:**
 - **Keeps public lands in production until projects are funded and/or construction permits are received;**
 - **Controlling exotic vegetation on vacant properties;**
 - **Opportunity to implement best management practices for nutrient management;**
 - **Lessees pay property taxes and local assessments; and**
 - **Revenues generated by the leases are used to support land management activities throughout the District.**
- **Total acres of land leased for agriculture is ~110K most of which is leased for cattle grazing**

Cattle Grazing Leases

- The District uses cattle grazing leases as a land management tool to maintain grass pastures and native range and provide revenue for the maintenance and management of other District land.
- Number of Leases- Forty-two (42)
 - Glades (5); Highlands (1); Martin (8); Okeechobee (8); Osceola (7); Polk (5); St. Lucie (8);
- Total Acres Leased- ~68,000 acres
 - Most are open for public access
- Total Annual Revenue- >\$600,000

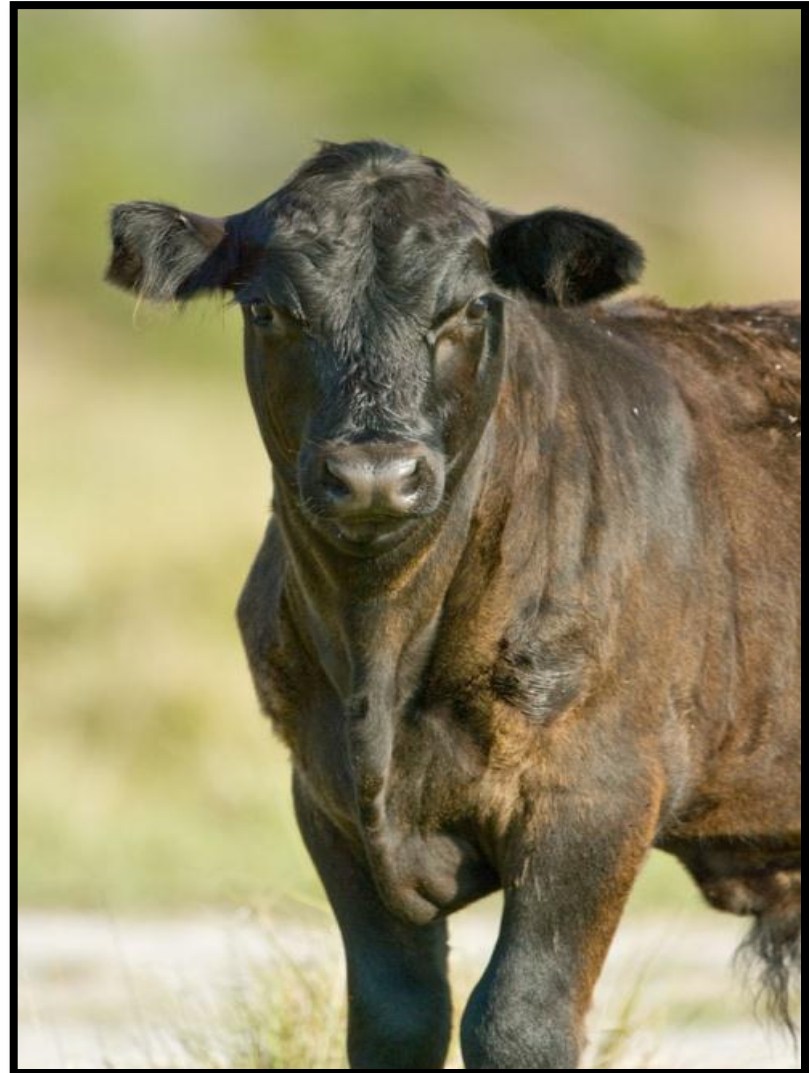
Citrus Grove Leases

- Citrus grove acquisitions with subsequent lease-back options until land is needed for STA and reservoir projects.
- Number of Leases – Five (5)
 - Hendry (2); St. Lucie (2); Glades (1)
- Total Acres Leased- ~13,000 acres
- Total Annual Revenue- >\$300,000
- Most citrus groves declining and may be leased for other agricultural use in the future



Upcoming Properties to be Leased for Cattle Grazing

- **Martin County ~2,573 acres**
 - Two leases recently awarded in Allapattah and Cypress Creek
 - Lease in Lakeside Ranch Phase II area planned for bid offering in April/May
- **St. Lucie County ~4,564 acres**
 - Eight Parcels in C-23/C-24 project area planned for bid offering in April/May



District Leasing Policy

- **Section 140-10 Administration of Leases of District Lands**
 - Revised by Governing Board October 2012
 - Requires competitive bidding for new leases
 - Minimum bid is based on market appraisal
 - Restricts lease term to 10 years
 - Offers right of first refusal to existing tenant if they are in good standing and participate in bid with either highest bid or 10% above highest bid
 - Lease fees are adjusted with annual CPI or AGI and 5-year market rent appraisal
 - Lessees pay property taxes and assessments in the county the lease is located